

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, DECEMBER 13, 2016**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**DRAFT**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE NOVEMBER 9, 2016 MINUTES**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

**MINOR SUBDIVISIONS**

**2016-493-MSP**

A combined 27.483 acres into Parcels 1 thru 4, Ward 6, District 6  
Owner: Billie Kennedy                      Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

**2016-494-MSP**

Lot 5 into lots 5-A & 5-B, Ward 4, District 5  
Owner: Archdiocese of New Orleans                      Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Rykert Toledano

**2016-495-MSP**

A 1.036 acre parcel into parcels 1 & 2, Ward 8, District 11  
Owner: Tamp Construction                      Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Steve Stefancik

**2016-496-MSP**

A 5.0 acre parcel into parcels A, B & C, Ward 2, District 3  
Owner: Prestenback, et al.                      Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. James "Red" Thompson

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**DECEMBER 13, 2016**  
**MANDEVILLE, LOUISIANA**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2016-497-TP**

Arundel, Ward 1, District 1

Developer/Owner: Wing 21, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

**PRELIMINARY SUBDIVISION REVIEW**

**2016-425-PP**

The Preserve at River Chase, Ward 1, District 1

Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering, L.L.C.

Parish Council District Representative: Hon. Marty Dean

**(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)**

(Since this case has already been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

**2016-454-PP**

Abita Lakes, Phase 3B2, Ward 10, District 6

Developer/Owner: Abita Lakes, L.L.C. Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Richard Tanner

**(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)**

**2016-481-PP**

River Club, Phase 4A, Ward 1, District 1

Developer/Owner: River Club Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

**2016-482-PP**

Brentwood Estates, Ward 4, District 5

Developer/Owner: Brentwood Land Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
DECEMBER 13, 2016  
MANDEVILLE, LOUISIANA**

**FINAL SUBDIVISION REVIEW**

**2016-426-FP**

River Park Crossing, Phase 1, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

**(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)**

(Since this case has already been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

**2016-451-FP**

Hidden Creek, Phase 2, Ward 1, District 3

Developer/Owner: Hidden Creek, L.L.C. Engineer: Myer Engineering

Parish Council District Representative: Hon. James "Red" Thompson

**(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Colonial Pinnacle Nord du Lac Subdivision, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

*(A request by developer to revise the detention fee in lieu of detention 1<sup>st</sup> flush)*

Entering Parish Right-of-Way (Madison Avenue), Ward 1, District 1

Debtor: Teodosio & Christine Aparicio Parish Council District Representative: Hon. Marty Dean

*(A request by debtor for an extension of time)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - WEDNESDAY, NOVEMBER 9, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**DRAFT**

**Note:** Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

**CALL TO ORDER**

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

**ROLL CALL**

Present: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph  
Absent:  
Staff Present: Lauren K. Davis, Mike Sevante, Karlin Riles, Ron Keller, Jay Watson

**INVOCATION**

The Invocation was presented by Mr. Randolph.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Davis.

**APPROVAL OF THE OCTOBER 11, 2016 MINUTES**

Davis moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph

Nay:

Abstain:

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

**MINOR SUBDIVISIONS**

**2016-448-MSP**

An 11.549 acre parcel into Lots 1 thru 5, Ward 3, District 3

Owner: James & Richard Core

Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

**NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

**DRAFT**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Hugh Fitzgerald/owner Opposition: none

**Willie moved to approve, second by Cazaubon.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-449-MSP**

Lot 4 into lots 4A & 4B, Ward 4, District 5

Owner: Archdiocese of New Orleans

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell Opposition: none

**Cazaubon moved to approve, second by Randolph.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-457-MSP**

A 14.463 acre parcel into parcels A thru E, Ward 6, District 6

Owner: Ethan Polk, et al.

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ethan Polk/owner Opposition: none

**Cazaubon moved to approve, second by Richardson.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

DRAFT

**2016-393-TP**

Perriloux Trace, Ward 1, District 1

Developer/Owner: Perriloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting, LLC.

Parish Council District Representative: Hon. Marty Dean

**(POSTPONED AT THE OCTOBER 11, 2016 MEETING)**

(Since this case has been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell & Mike Decoteau Opposition: none

**Willie moved to approve, second by Cazaubon.**

**Yea: Cazaubon, Richardson, Willie, Mannella, Davis**

**Nay: Lorren, Davis, Drumm, Randolph**

**Abstain:**

**Motion to approve was denied.**

**PRELIMINARY SUBDIVISION REVIEW**

**2016-384-PP**

Pontchartrain Medical Park, Ward 4, District 5

Developer/Owner: Voelkel/McWilliams Construction Co. Engineer: Kelly McHugh & Assoc., Inc. Parish Council District Representative: Hon. Rykert Toledano

**(POSTPONED AT THE OCTOBER 11, 2016 MEETING)**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne Opposition: none

**Lorren moved to approve, second by Randolph.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-425-PP**

The Preserve at River Chase, Ward 1, District 1

Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering, L.L.C.

Parish Council District Representative: Hon. Marty Dean

**(POSTPONED AT THE OCTOBER 11, 2016 MEETING)**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition: none

**Davis moved to postpone, second by Lorren.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

DRAFT

**2016-453-PP**

Village at Pelican Trace, Ward 4, District 7

Developer/Owner: Jimmy Shields Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Jacob Groby

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Eddie Powell/Kyle Assoc Opposition: none

**Davis moved to approve, second by Randolph.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-454-PP**

Abita Lakes, Phase 3B2, Ward 10, District 6

Developer/Owner: Abita Lakes, L.L.C. Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Dustin Silbernagel/DDG, Don Rogowski/owner, Hon. Richard Tanner, Rick Loumiet/HOA Opposition: none

**Lorren moved to postpone, second by Willie.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

**FINAL SUBDIVISION REVIEW**

**2016-426-FP**

River Park Crossing, Phase 1, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

**(POSTPONED AT THE OCTOBER 11, 2016 MEETING)**

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE DECEMBER MEETING)**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition: none

**Willie moved to postpone, second by Randolph.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph**

**Nay:**

**Abstain:**

**2016-450-FP**

Bedico Creek, Parcel F, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean



## NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne Opposition: none

**Lorren moved to approve, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph

**Nay:**

**Abstain:**

### **2016-451-FP**

Hidden Creek, Phase 2, Ward 1, District 3

Developer/Owner: Hidden Creek, L.L.C. Engineer: Myer Engineering

Parish Council District Representative: Hon. James "Red" Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matt Falati Opposition: none

**Davis moved to postpone, second by Lorren.**

**Yea:** Lorren, Richardson, Mannella, Davis, Drumm, Randolph

**Nay:** Cazaubon, Willie

**Abstain:**

### **PROPOSED AMENDMENTS TO ORDINANCE 499**

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix "B", of Chapter 40, amending Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, to provide for modifications thereto.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Hon. Richard Tanner Opposition: Jeff St. Romain

**Cazaubon moved to approve as amended (#7 to show 70'), second by Willie.**

**Yea:** Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph

**Nay:**

**Abstain:**

### **OLD BUSINESS**

Pittman Place, Ward 8, District 9

Developer/Owner: Pittman Place, LLC Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

***(Request by developer to amend the final subdivision plat restrictive covenants)***

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell Opposition: none

**Randolph moved to approve as amended by petitioner's counsel, second by Lorren.**

**Yea:** Cazaubon, Lorren, Richardson, Willie, Mannella, Davis, Drumm, Randolph

**Nay:**

**Abstain:**

**NOVEMBER 9, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella**  
**Chairman**

MINOR  
SUBDIVISIONS

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-493-MSP

OWNER/DEVELOPER: Billie Kennedy

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 24 & 25                      WARD: 6  
TOWNSHIP: 6 South                  PARISH COUNCIL DISTRICT: 6  
RANGE: 13 East

TYPE OF DEVELOPMENT:            ☐ SUBURBAN (Residential acreage between 1-5 acres)  
   ☒ RURAL (Low density residential 5 acres or more)  
   ☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:            The property is located at the intersection of Edgar and Kube Kennedy Roads, north of Pearl River, Louisiana.

SURROUNDING LAND USES:            Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:            27.483

NUMBER OF LOTS/PARCELS:            4            TYPICAL LOT SIZE: Varies

ZONING:            A-1 Suburban

REASONS FOR PUBLIC HEARING:    Parcel 4 does not meet the minimum 300' road width frontage for the A-1 zoning district.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner has combined acreage of 27.483 acres and is requesting to resubdivide said combined acreage into four (4) parcels; however, parcel 4 only has 265' of road width on Edgar Kennedy Road and the requirement per the A-1 zoning district is 300' feet. Therefore, the applicant is seeking a waiver of that requirement.

The staff has no objection to the minor subdivision request since the parcel is over 813' in depth and almost five (5) acres in size.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

*Department of Engineering*

None

*Department of Environmental Services*

None

SCALE: 1" = 150'

DATE: 10/28/16

DRAWN BY: JDL

CHECKED BY: RMK

DWG. NO: 20160717

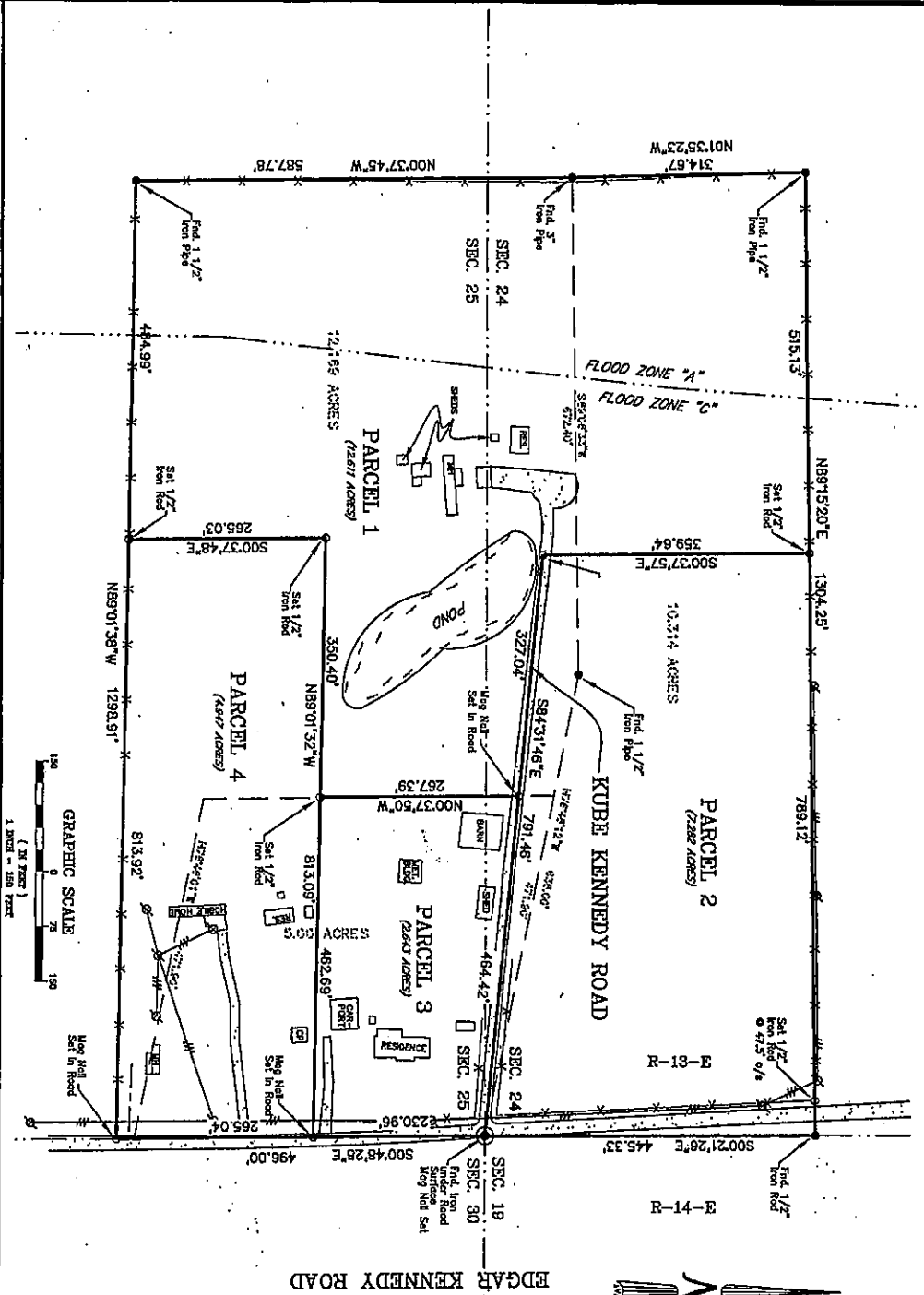
SHEET 1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist other than those shown on this plat. I am not responsible for any errors or omissions in this plat, except as shown on this plat. I am not responsible for any errors or omissions in this plat, except as shown on this plat. I am not responsible for any errors or omissions in this plat, except as shown on this plat.

A MINOR SUBDIVISION MAP OF A 5 AC. A 10.314 AC & A 12.169 AC. TRACT INTO PARCEL 1, 2, 3 & 4 IN SECS. 24 & 25, T-6-S, R-13-E GREENSBURG LAND DIST., ST. TAMMANY PARISH, LOUISIANA

J.V. Burkes & Associates, Inc.  
SURVEYING ENGINEERING & ENVIRONMENTAL  
1000 South Highway 77, Suite 100  
Bossier City, LA 70604  
Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES  
LA REG. NO. 4785



EDGAR KENNEDY ROAD

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 1,197,160 SQ. FT. OR 27.483 ACRES

NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-494-MSP

OWNER/DEVELOPER: Archdiocese of New Orleans

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 26 & 39

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

TYPE OF DEVELOPMENT:        ☐ SUBURBAN (Residential acreage between 1-5 acres)  
   ☐ RURAL (Low density residential 5 acres or more)  
   ☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:        The property is bounded on the north by Holy Trinity Drive and on the south by Sharp Road, north of Mandeville, Louisiana.

SURROUNDING LAND USES:        Single Family, public facilities and undeveloped

TOTAL ACRES IN DEVELOPMENT:        366.87

NUMBER OF LOTS/PARCELS:        2        TYPICAL LOT SIZE: Varies (100+ acres)

ZONING:        A-1 Suburban

REASONS FOR PUBLIC HEARING:        The parcel constitutes a further resubdivision of a lot within an existing minor subdivision.

**STAFF COMMENTARY:**

**Department of Development - Planning**

This proposal is basically the same request as what the owner proposed and received approval from the commission back at the November 9<sup>th</sup> meeting for lot 4 within an existing minor subdivision; and since the request complies with all parish code requirements, the staff has no objection to the proposed minor subdivision request.

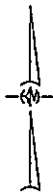
**Department of Engineering**

None

**Department of Environmental Services**

None

300 0 300 600



APPROVAL:

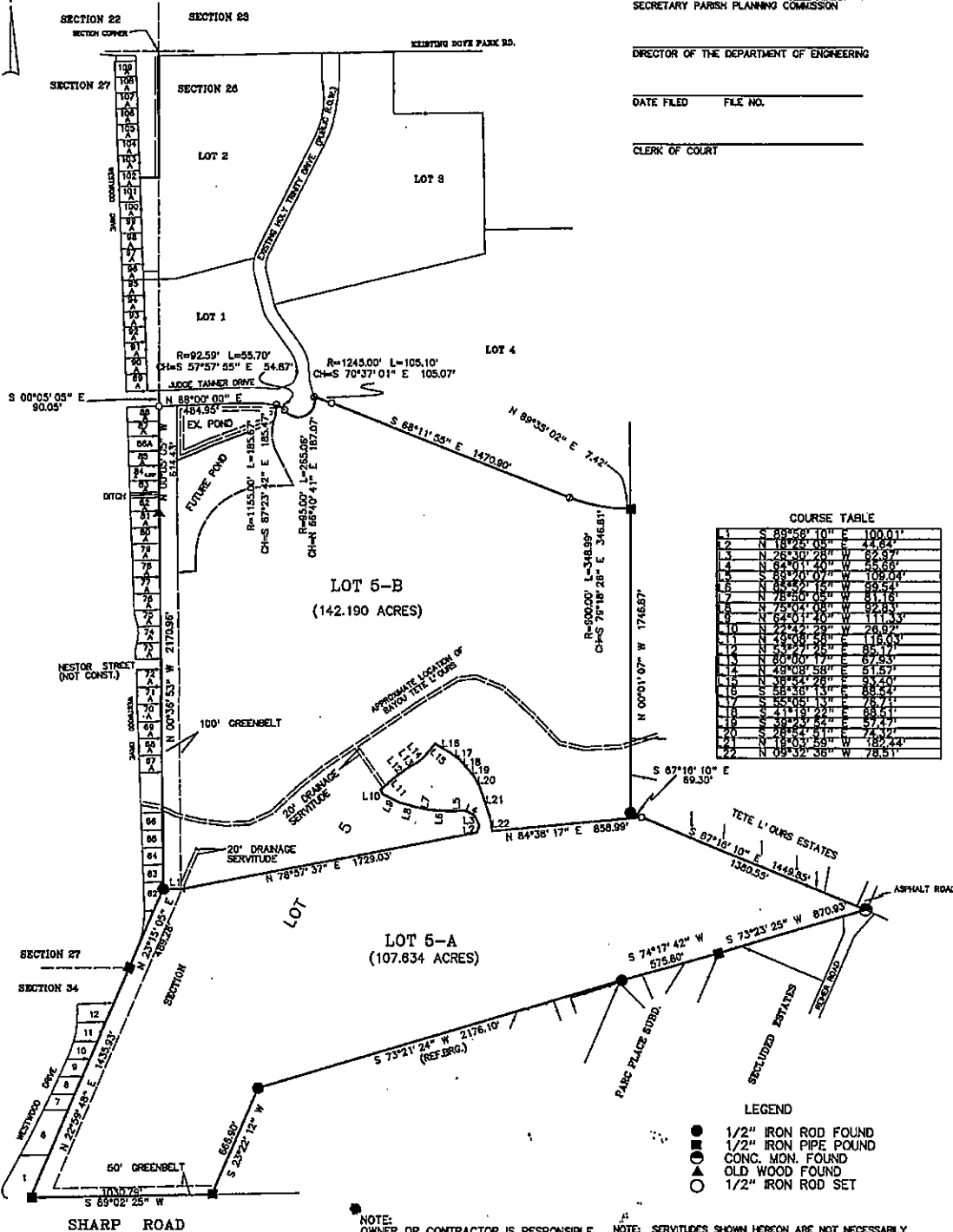
CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT



THIS PROPERTY IS LOCATED IN  
FLOOD ZONE C  
BASE FLOOD ELEV. N/A  
FIRM PANEL NO. 225205 0240 C  
REV. 08/16/1995

REFERENCE: A MINOR SUBDIVISION OF 366.87 ACRES, BY THIS FIRM,  
FILED FOR RECORD, 5/21/12, MAP FILE NO. 5028A

PREPARED FOR

ARCHDIOCESE OF NEW ORLEANS

RESUBDIVISION OF LOT 5 INTO LOT 5-A & 5-B  
SECTIONS 26 & 39, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

SCALE: 1"=600' DATE: 11/13/16  
DRAWN: MDM JOB NO.: 16-035  
REVISED:

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NO SETBACKS SHOWN

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE  
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON  
REQUEST. AS SURVEYOR HAS NOT PERFORMED ANY TITLE  
SEARCH OR ABSTRACT.

STATE OF LOUISIANA  
KELLY J. McHUGH  
License No. 4443  
PROFESSIONAL  
11-15-16

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

KELLY J. McHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS

845 GALVEZ ST., MANDEVILLE, LA. 70626-5611

LOTS 2016/18-035 LOT 5-A AND 5-B (NO ROADWAY) ARCHDIOCESE (BENTWOOD)



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-495-MSP

OWNER/DEVELOPER: Tamp Construction

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 10                      WARD: 8  
TOWNSHIP: 8 South            PARISH COUNCIL DISTRICT: 11  
RANGE: 14 East

TYPE OF DEVELOPMENT:        ☐ SUBURBAN (Residential acreage between 1-5 acres)  
   ☐ RURAL (Low density residential 5 acres or more)  
   ☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:        The property is located on the west side of Smith Road, south of Rhonda Road and west of Pearl River, Louisiana.

SURROUNDING LAND USES:       Single Family Residential

TOTAL ACRES IN DEVELOPMENT:       1.036

NUMBER OF LOTS/PARCELS:       2        TYPICAL LOT SIZE: ½ acre

ZONING:       A-3 Suburban

REASONS FOR PUBLIC HEARING:    The parcels proposed do not meet the parish's minimum one acre minimum for a minor subdivision.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The staff does not support the minor subdivision request due to the fact that parish code requires a one acre minimum for each lot. However, it should be noted that the property is zoned A-3 Suburban which would normally permit parcels of less than one (1) acre in size if not for having to comply with the minor subdivision one (1) acre requirement.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

*Department of Engineering*

None

*Department of Environmental Services*

None



RHONDA ROAD

POINT OF BEGINNING IS N89°45'11"E 208.56';  
THENCE N89°11'46"E 388.40';  
THENCE S00°01'38"W 299.54';  
THENCE EAST 35.00'; THENCE  
SOUTH 410.00' FROM A  
3/4" IRON PIPE FOUND AT THE  
QUARTER CORNER COMMON  
TO SEC. 10-T8S-R14E  
& SEC. 3-T8S-R14E

P.O.B.

EAST 220.00'

PARCEL 1  
(0.518 ACRES)

NORTH 205.00'

102.50'

WEST 220.00'

PARCEL 2  
(0.518 ACRES)

WEST 220.00'

SOUTH 205.00'

102.50'

EDGE OF ASPHALT  
SMITH ROAD

0.30 ACRE  
(TO BE REMOVED TO  
SMITH ROAD R/W)

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

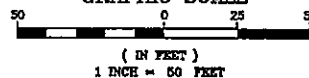
DATE FILED FILE NO.

TOTAL AREA: 45,100 SQ. FT. OR 1.036 ACRES

PINE STREET EXTENSION

LEGEND  
○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊗ Cross

GRAPHIC SCALE



BUILDING SETBACKS  
(Verify Prior to Construction)  
Front Setback.....  
Side Setback.....  
Rear Setback.....

ADDRESS: SMITH ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
ACTUAL GROUND SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
EXIST EITHER WAY ACROSS ANY OF THE  
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE  
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.  
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT  
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD  
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE  
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS  
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 041 D  
F.I.R.M. Date 4/21/99  
Z.N. C B.F.E. N/A  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.  
1062223 RS

DATE:  
6/12/06

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING

ENVIRONMENTAL

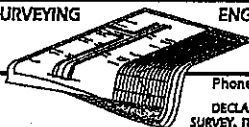
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY:  
DLT

CHECKED BY:  
RMK

SCALE:  
1" = 50'

LAST REVISED: 3/11/16 RESUB.



Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE  
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS  
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS  
ORIGINAL SEAL OF SURVEYOR.

A MINOR SUBDIVISION MAP OF  
A 1.036 ACRE PARCEL OF LAND  
IN SECTION 10, T-8-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: TAMP CONSTRUCTION



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-496-MSP

OWNER/DEVELOPER: Prestenback, et al.

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 28                      WARD: 2  
TOWNSHIP: 4 South            PARISH COUNCIL DISTRICT: 3  
RANGE: 10 East

TYPE OF DEVELOPMENT:        ☐ SUBURBAN (Residential acreage between 1-5 acres)  
   ☒ RURAL (Low density residential 5 acres or more)  
   ☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:        The property is located on the west side of LA Highway 25, north of Folsom, Louisiana.

SURROUNDING LAND USES:        Low Density Residential

TOTAL ACRES IN DEVELOPMENT:        5.0 acres

NUMBER OF LOTS/PARCELS:        3            TYPICAL LOT SIZE: 1 - 2 ½ acres

ZONING:        A-2 Suburban

REASONS FOR PUBLIC HEARING:    A private drive is accessing one parcel (Parcel B).

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing resubdivide a five acre parcel into three (3) parcels; and since the proposed private drive will only provide access to only one (1) parcel within the minor subdivision (Parcel B), which is exempt from meeting parish road construction standards; and since the proposed minor subdivision meets all other parish code requirements, the staff has no objections to the proposed minor subdivision request.

**Department of Engineering**

None

**Department of Environmental Services**

None

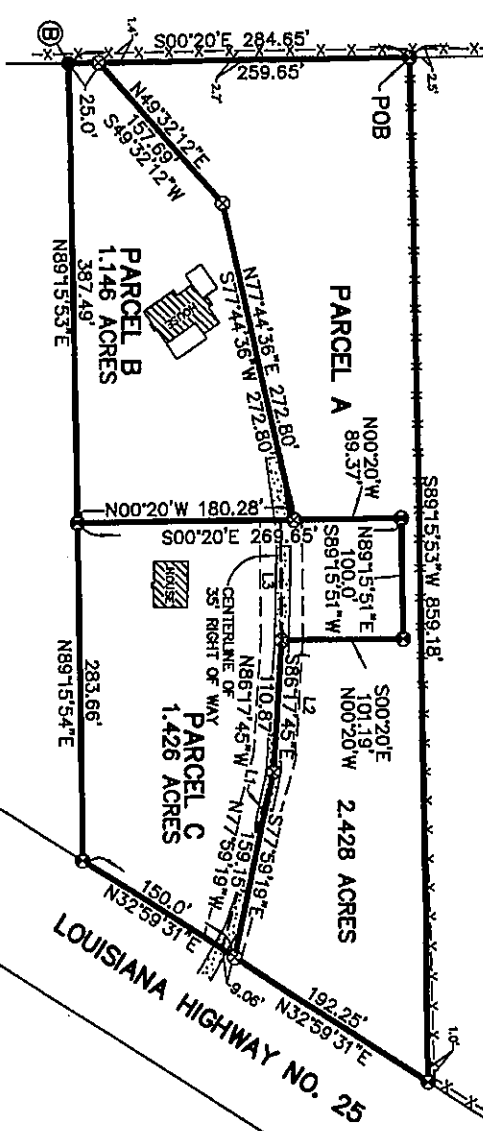
1/4 SECTION  
CORNER  
**SECTION 21**  
**SECTION 28**

**LEGEND**

- = 3/4" IRON PIPE FOUND
- = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- X- = FENCE

CENTERLINE OF 35' RIGHT OF WAY		
LINE	BEARING	DISTANCE
L1	N74°53'02"W	156.13'
L2	N86°17'45"E	110.87'
L3	S86°01'W	100.20'



**NOTE:**  
This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.

**REFERENCE SURVEY:**  
Survey for Richard Prestenback by Fred L. Tiley, Surveyor, dated April 4, 1996.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR RESTRICTIONS NOT SHOWN HEREON ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY. THE SURVEYOR AND/OR INFORMATION FURNISHED THE UNDERGROUND, A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERGROUND IN OBTAINING DATA FOR THIS SURVEY.



**REFERENCE BEARING:**  
Iron Pipe A to Iron Pipe B  
S00°20'E  
(per Reference Survey)

**APPROVAL:**  
A MINOR SUBDIVISION OF 5,000 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION  
\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
\_\_\_\_\_  
SECRETARY/PARISH PLANNING COMMISSION  
\_\_\_\_\_  
CLERK OF COURT  
\_\_\_\_\_  
DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

JOHN G. CUMMINGS & Associates  
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI  
2025 K. IMPROVED AVE. TALLAHASSEE, FL 32303  
TEL: (904) 886-8800

PLAT PREPARED FOR: **Dionne J. Prestenback**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 5,000 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PROFESSIONAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

SCALE: 1" = 100' DATE: 8-24-2016 JOB NO. 96-5-B-1

TENTATIVE  
SUBDIVISION  
REVIEW

**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
***(As of December 6, 2016)***

CASE NO.: 2016-497-TP

PROPOSED SUBDIVISION NAME: ARUNDEL

DEVELOPER: Wing 21, L.L.C.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 15

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

TYPE OF DEVELOPMENT:        x        URBAN (Residential lots less than 1 acre)  
               SUBURBAN (Residential lots between 1-5 acres)  
               RURAL (Residential Farm Tract lots 5 acres plus)  
               OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:      The property is located on the south side of Brewster Road, and west of LA Highway 21, north of Madisonville, Louisiana.

SURROUNDING LAND USES:      North - Single Family Residential  
   South - low density residential  
   East - Single Family Residential  
   West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT:      16.77

NUMBER OF LOTS: 26      TYPICAL LOT SIZE: 90' x 140'

SEWER AND WATER SYSTEMS:      Central

PROPOSED ZONING:      A-4 Single Family Residential (existing)

FLOOD ZONE DESIGNATION:      A & C

**STAFF COMMENTARY:**

**Department of Development - Planning**

All staff comments have been addressed; therefore, the staff recommends approval of the tentative subdivision request.

*\Department of Development - Engineering*

Tentative Plat

1. Remove Restrictive Covenant #6
2. Add the Flood Zone Classification to Restrictive Covenant #11
3. Add an additional Restrictive Covenant stating who will maintain the Detention Pond.

Watershed

4. Need Stormwater pathway from discharge point to ultimate disposal point into Lake Pontchartrain.

Drainage

5. No Clearing within 100 feet of Scenic Rivers. Black River is a Scenic River

Informational

6. For Preliminary submittal, a Stormwater Agreement with support documentation, including a Stormwater Site Plan, is required.



PRELIMINARY  
SUBDIVISION  
REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-425-PP

SUBDIVISION NAME: The Preserve at River Chase

DEVELOPER: The Preserve at River Chase  
c/o Robert Daigle  
1100 Camellia Blvd., Suite 200  
Lafayette, LA 70505

ENGINEER/SURVEYOR: SLD Engineering, LLC  
635 Main Street  
Baton Rouge, LA 70801

SECTION 47  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 1  
PARISH COUNCIL DISTRICT: 4

TYPE OF DEVELOPMENT:        ☐ URBAN (Residential lots less than 1 acre)  
   ☐ SUBURBAN (Residential lots between 1-5 acres)  
   ☐ RURAL (Residential Farm Tract lots 5 acres plus)  
   ☒ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of East Brewster Rd., west of the Tchefuncte River and south of Covington, LA.

TOTAL ACRES IN DEVELOPMENT: 16.596

NUMBER OF LOTS: 76                      AVERAGE LOT SIZE: 6,300 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: Zoning Commission Approval - June 2016  
Parish Council Approval - August 2016

STAFF COMMENTARY: This project was postponed at the request of the developer to the November 9, 2016 meeting and again to December 13, 2016 meeting

**Department of Development - Engineering**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

**Preliminary Plat**

1. The minimum required offset between streets was not met between Archwyck Cir. and Bradbury Place. See attached requested "Waiver of Regulations Request", the staff is in agreement with this waiver.
2. The minimum required R.O.W. was not met with Bradbury Place and Prestwood Lane. See attached "Waiver of Regulations Request" for a reduced R.O.W., the staff is in agreement with this Waiver.
3. Add signature lines for recordation.

**Grading Plan Sheet 5**

4. Provide proposed elevation contours for lots 62-76 to demonstrate stormwater will flow to drainage infrastructure and will not drain across lot lines.

**Drainage Plan Sheet 8**

5. Drainage note #11 on Sheet 8 "Drainage Plan" should be revised to read as "sec. 40-032.03".

**Informational Items**

6. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

No work order will be issued until the submitted plans and specification are approved by the Department of Health.

7. Provide Utilities Inc. of Louisiana with plans for review, comment, and approval.

A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the December 13<sup>th</sup> Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**Department of Development - Planning**

None



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

PRELIMINARY PLANS  
RECEIVED  
11/28/2016 - 4:17 P.M.  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

Date: November 28, 2016

Mr. David Mannella, Chairman  
St. Tammany Parish Planning Commission  
21490 Koop Drive  
Mandeville, LA 70471

Re: Request for a Waiver of Regulations Pursuant to a **██████** Subdivision Request  
"The Preserve at River Chase"

Dear Chairman Mannella:

Please accept this letter as a formal request to have the commission waive the following requirements for a **██████** subdivision:

Sub. Ord. 499 Sec. 40-032.1 relative to, "125' Min. Offset Streets" , Near intersection of Archwyck Cir.

and Bradbury Place at Continental Drive the street offset is 100 feet for opposing lane movements.

Archwyck Cir. is being specifically designed to preserve a tree in the median and because the eastern

end of Continental Dr. is a private apartment complex there will be little to no eastbound turns.

If you have any questions or require additional information, please feel free to give me a call at 985-898-2529.

Sincerely yours,

\_\_\_\_\_  
Name of Authorized Owner, Heir, Trustee or Assign



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

PRELIMINARY PLANS  
RECEIVED  
11/28/2016 - 4:17 P.M.  
DEVELOPMENT  
ENGINEERING

Date: November 28, 2016

Mr. David Mannella, Chairman  
St. Tammany Parish Planning Commission  
21490 Koop Drive  
Mandeville, LA 70471

**ENGINEERING  
REVIEW COPY**

Re: Request for a Waiver of Regulations Pursuant to a [REDACTED] Subdivision Request  
"The Preserve at River Chase"

Dear Chairman Mannella:

Please accept this letter as a formal request to have the commission waive the following requirements for a [REDACTED] subdivision:

Sub. Ord. 499 Sec. 40-032.5 relative to, "Min. R/W Width", Two streets in the subdivision are proposed  
with 47 feet right of way rather than the required 50 feet. In order to create a compact design with a  
mixture of alley loaded and rear loaded homes the 47 feet right of way is requested for Bradbury Place  
and Prestwood Lane as discussed in previous meetings with the Parish Planning Department.

If you have any questions or require additional information, please feel free to give me a call at 985-898-2529.

Sincerely yours,

\_\_\_\_\_  
Name of Authorized Owner, Heir, Trustee or Assign

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-454-PP

SUBDIVISION NAME: Abita Lakes, Ph. 3-B-2

DEVELOPER: Abita Lakes, LLC  
70325 Hwy 1077, Suite 300  
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC/Land Surveying, LLC

SECTION 29  
TOWNSHIP 6 South  
RANGE 12 East

WARD: 10  
PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:      ☐ URBAN (Residential lots less than 1 acre)  
   ☐ SUBURBAN (Residential lots between 1-5 acres)  
   ☐ RURAL (Residential Farm Tract lots 5 acres plus)  
   ☒ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of Grand Lake Drive, east of Lowe Davis Road, east of LA Highway 59 and west of LA Highway 1083 (a.k.a. Allen Road), northeast of Abita Springs, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 33.01

NUMBER OF UNITS: 17                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY: This project was postponed at the November 9, 2016.

**Department of Development - Engineering**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that the Preliminary submittal be approved.

A funded Maintenance Obligation in the amount of **\$10,000** is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with Subdivision Ordinance #499 since a public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6 , 2016)*

CASE NO.: 2016-481-PP

SUBDIVISION NAME: River Club, Phase 4A

DEVELOPER: River Club Development, LLC  
P. O. Box 1810  
Covington, LA 70434

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 47 & 49  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:        ☐ URBAN (Residential lots less than 1 acre)  
   ☐ SUBURBAN (Residential lots between 1-5 acres)  
   ☐ RURAL (Residential Farm Tract lots 5 acres plus)  
   ☒ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located south of East Brewster Road and east of LA Highway 21, north of Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 8.064

NUMBER OF LOTS: 37                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "B" & "C"

TENTATIVE APPROVAL GRANTED: October 9, 2012

**STAFF COMMENTARY:**

**Department of Development - Engineering**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

**Informational Items**

1. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.



No work order will be issued until the submitted plans and specification are approved by the Department of Health.

2. Provide Utilities Inc. of Louisiana with plans for review, comment, and approval.

No Maintenance Obligation is required since this is an extension of a Private Subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

The developer has requested a waiver of detention requirements in accordance with Ordinance No. 11-2426. The Department of Development - Engineering has reviewed their request and approves the proposed waiver. Therefore, a drainage fee in lieu of detention is as follows:

$$8.064 \text{ Acres} \times \$2,000 \text{ per acre} = \$16,128$$

The fee shall be due prior to the issuance of any work orders by the Parish.

*Department of Development - Planning*

None

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6 , 2016)*

CASE NO.: 2016-482-PP

SUBDIVISION NAME: Brentwood Estates

DEVELOPER: Brentwood Land Development, LLC  
845 Galvez St.  
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 39  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 4  
PARISH COUNCIL DISTRICT: 5

TYPE OF DEVELOPMENT:        ☐ URBAN (Residential lots less than 1 acre)  
   ☐ SUBURBAN (Residential lots between 1-5 acres)  
   ☐ RURAL (Residential Farm Tract lots 5 acres plus)  
   ☒ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the North side of Sharp Rd. & East of Westwood Drive

TOTAL ACRES IN DEVELOPMENT: 107.635

NUMBER OF LOTS: 102                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

PUD APPROVAL GRANTED: Zoning Commission Approval - September 6, 2016  
Parish Council Approval - November 3, 2016

**STAFF COMMENTARY:**

**Department of Development - Engineering**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

### **Preliminary Plat**

1. Revise the 15' drainage servitude between Lots # 32 and #31 to call-out a "Private Drainage Servitude".
2. Revise the 20' Drainage Servitude North of the West Pond to read "Private Drainage Servitude".
3. Remove the conservation area from within the road ROW.
4. The Drainage Servitude between Lots #98 and #99 must be revised to read "Private 15' Drainage Servitude".

### **Paving and Drainage Plan**

5. Revise the 15' drainage servitude on the Paving and Drainage Plan between Lots # 32 and #31 to call-out a "Private Drainage Servitude".
6. Revise the culvert schedule; it does not match culvert calculations.
7. The Drainage Servitude between Lots #98 and #99 must be revised to read "Private 15' Drainage Servitude".

### **Informational Items**

8. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

No work order will be issued until the submitted plans and specifications are approved by the Department of Health.

9. Gravity Drainage District 5 comments must be addressed before a work order is issued.

A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the December 13<sup>th</sup> Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

### **Department of Development - Planning**

1. A typical inset detail needs to be depicted on the plat for the roadway width and radius for the cul-du-sacs. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius.

FINAL  
SUBDIVISION  
REVIEW

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-426-FP

SUBDIVISION NAME: River Park Crossing, Ph. 1 (Previously Planche Estates S/D)

DEVELOPER: D. R. Horton, Inc.  
7696 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTION	18	WARD:	3
TOWNSHIP	6 South	PARISH COUNCIL DISTRICT:	3
RANGE	11 East		

TYPE OF DEVELOPMENT:        X      URBAN (Residential lots less than 1 acre)  
             SUBURBAN (Residential lots between 1-5 acres)  
             RURAL (Residential Farm Tract lots 5 acres plus)  
             OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION:      The property is located on the south side of MP Planche Road, west of LA Highway 25, and northwest of Covington, Louisiana

TOTAL ACRES IN DEVELOPMENT:      21.27

NUMBER OF LOTS: 49      AVERAGE LOT SIZE:      7200 Sq. Ft.

SEWER AND WATER SYSTEMS:      Central

ZONING:      A-4A

FLOOD ZONE DESIGNATION:      "C"

STAFF COMMENTARY:      This project was postponed to the November 9, 2016 and the December 13, 2016 meetings at the request of the developer.

**Department of Development - Planning**

Periodic inspections have been made by this office during construction and the final inspection was made on November 22, 2016. The inspection disclosed that all of the asphalt roads are constructed, road shoulders need to be constructed and the roadside ditches need final grading.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

### **Signage Plan**

1. An "As-Built" Signage Plan was not submitted and is required to be submitted.

### **Final Plat**

2. Bench-mark information is missing. Revise the Final Plat to include this information.

### **Paving & Drainage Plan**

3. The removal of the Existing culverts at M.P. Planche Rd. and Park Hills Blvd has been completed. Remove the current call-out on the Paving and Drainage Plan and replace with the "As-built" information.
4. The Turn Lane work on Hwy 25 has been completed. Remove the "To be Constructed" note on the Paving and Drainage Plan. Acceptance of the newly constructed Turn Lanes by LADOTD must be submitted to St. Tammany Parish.

### **Sewer & Water Plan**

5. The Sewer System DEQ Permit Number is missing from the "Sewer System Notes". Revise the Plan to include this Permit Number.
6. The PWS ID Permit Number is missing from the "Water Notes". Revise the Plan to include this Permit Number.

### **General**

7. Need base test results.
8. Need Asphalt test results.
9. Need Utility trench bedding test results.
10. Need Street Name Signs
11. Needs Traffic Signs
12. Need Blue reflectors at each Fire Hydrant.
13. Verification of updated permits from all applicable state agencies must be provided to St. Tammany Parish. (LDH, DEQ, LDWF, etc.)
14. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
15. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2967 linear feet x \$25.00 per linear foot = \$65,300 for a period of 2 years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 49 lots = \$52,773

Drainage Impact Fee = \$1,114 per lot x 49 lots = \$54,586

FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.

This subdivision is within the "Urban Growth Boundary Line"

Revised drawings will not be accepted prior to the Dec.13<sup>th</sup> Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**Department of Development - Planning**

None

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 6, 2016)*

CASE NO.: 2016-451-FP

SUBDIVISION NAME: Hidden Creek, Phase 2

DEVELOPER: Hidden Creek, LLC  
21245 Smith Road  
Covington, LA 70435

ENGINEER/SURVEYOR: Meyer Engineers Ltd.

SECTION 2                                      WARD: 1  
TOWNSHIP 7 South                      PARISH COUNCIL DISTRICT: 3  
RANGE 10 East

TYPE OF DEVELOPMENT:                X        URBAN (Residential lots less than 1 acre)  
               SUBURBAN (Residential lots between 1-5 acres)  
               RURAL (Residential Farm Tract lots 5 acres plus)  
               OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION:              The property is located on the north side of LA Highway 1085  
   (Bootlegger Road) at the intersection with Arbore Court, west of  
   Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT:              30.9

NUMBER OF LOTS: 55                      AVERAGE LOT SIZE:              13,500 SQ. FT.

SEWER AND WATER SYSTEMS:              Community (Off Site)

ZONING:              A-4

FLOOD ZONE DESIGNATION:              "A"

STAFF COMMENTARY:              This project was postponed at the November 9, 2016 meeting.

**Department of Development - Engineering**

Periodic inspections have been made by this office during construction and the final inspection was made on November 22, 2016. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed, the roadside ditches are functioning and detention ponds are constructed.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:



### **All Sheets**

1. Typical Comment for the Title Block, revise the Title Block to include "Phase 2" behind "Hidden Creek Subdivision" on all sheets.

### **Sewer & Water**

2. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by utility provider as required.

### **Informational Item**

3. The Subdivision Plat will need an "Act of Correction" when and if the reduction of the 200' No Cut Buffer to a 100' No Cut Buffer for Soap and Tallow Creek is approved by Louisiana Wildlife and Fisheries.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of **2500** linear feet x **\$25.00** per linear foot = **\$62,500** for a period of **5** years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 55 lots = \$59,235

Drainage Impact Fee = \$1,114 per lot x 55 lots = \$61,270

**FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.**

This subdivision is within the "Urban Growth Boundary Line"

Revised drawings will not be accepted prior to the December 13<sup>th</sup> Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

### **Department of Development - Planning**

None

# OLD BUSINESS



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

December 13, 2016

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS

*December 13, 2016 Agenda*

Re: Colonial Pinnacle  
Nord du lac Subdivision  
EAST WEST ROADWAY RELOCATION

Honorable Commissioners:

The proposed East West Roadway is being relocated in a northerly direction to accommodate St. Tammany Parish Cultural Arts District construction along with commercial development. (See attached drawings 1 & 2)

In doing so, a portion of the existing drainage detention pond will be eliminated. The remaining detention will provide for water quality for the first one (1) inch of rainfall across the entire  $\pm$  140 acre development.

The enclosed letter dated Dec. 1, 2016 from the developer's engineer has been reviewed by STP Staff & Administration. STP is in agreement with the request and has no objection to the proposal as submitted which will provide for the water quality in lieu of detention and not requiring a fee in lieu of detention.

A waiver of this requirement is needed by the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Watson", is written over a horizontal line.

Jay B. Watson, P.E.  
Lead Development Engineer

Enclosure: (1) DDG Letter  
(2) Drawings

xc: Ms. Pat Brister  
Ms. Gina Campo  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.

Duplantis Design Group, Attn. Tommy Buckel

JAY B. WATSON, P.E., LEAD DEVELOPMENT ENGINEER | DEPARTMENT OF PLANNING & DEVELOPMENT  
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | JWATSON@STPGOV.ORG | 985-809-7448

WWW.STPGOV.ORG



WWW.DDGPC.COM

December 1, 2016

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

Re: Colonial Pinnacle  
Nord Du Lac Subdivision  
East West Roadway Relocation

St. Tammany Parish Planning Commission:

DDG is of the opinion that the Nord Du Lac development is going above and beyond the required 25% reduction in predeveloped flows by providing water quality for the first 1" of rainfall across the entire +/- 140 acre development. Storm water detention in this part of the Tchefuncte River Basin is not beneficial to the overall system due to the fact that detaining water causes the onsite peak flow and the overall Tchefuncte River Basin peak flow to converge onto each other. Moreover, water quality components which have been included provide benefit to the basin but are not required. We are requesting that the fee in lieu of detention be waived on the basis that the existing ponds were designed and constructed to provide a water quality component and that the developer previously incurred a cost when the ponds were initially constructed. Please note, if we are required to meet the 25% reduction, we can do so by reducing the 1" of water quality provided in the system at a minimum cost to the developer. However, we feel this would not be in the best interest of St. Tammany Parish and its waterways. Therefore, we respectfully request that the St. Tammany Parish Planning Commission take into consideration the water quality volume that is being dedicated in the pond in lieu of the 25% reduction.

Thanks,



Thomas Buckel, P.E.

DUPLANTIS DESIGN GROUP, PC

34 Louis Prima Drive Covington, LA 70433

Phn 985.249.6180 \ Fax 985.249.6190

THIBODAUX

COVINGTON

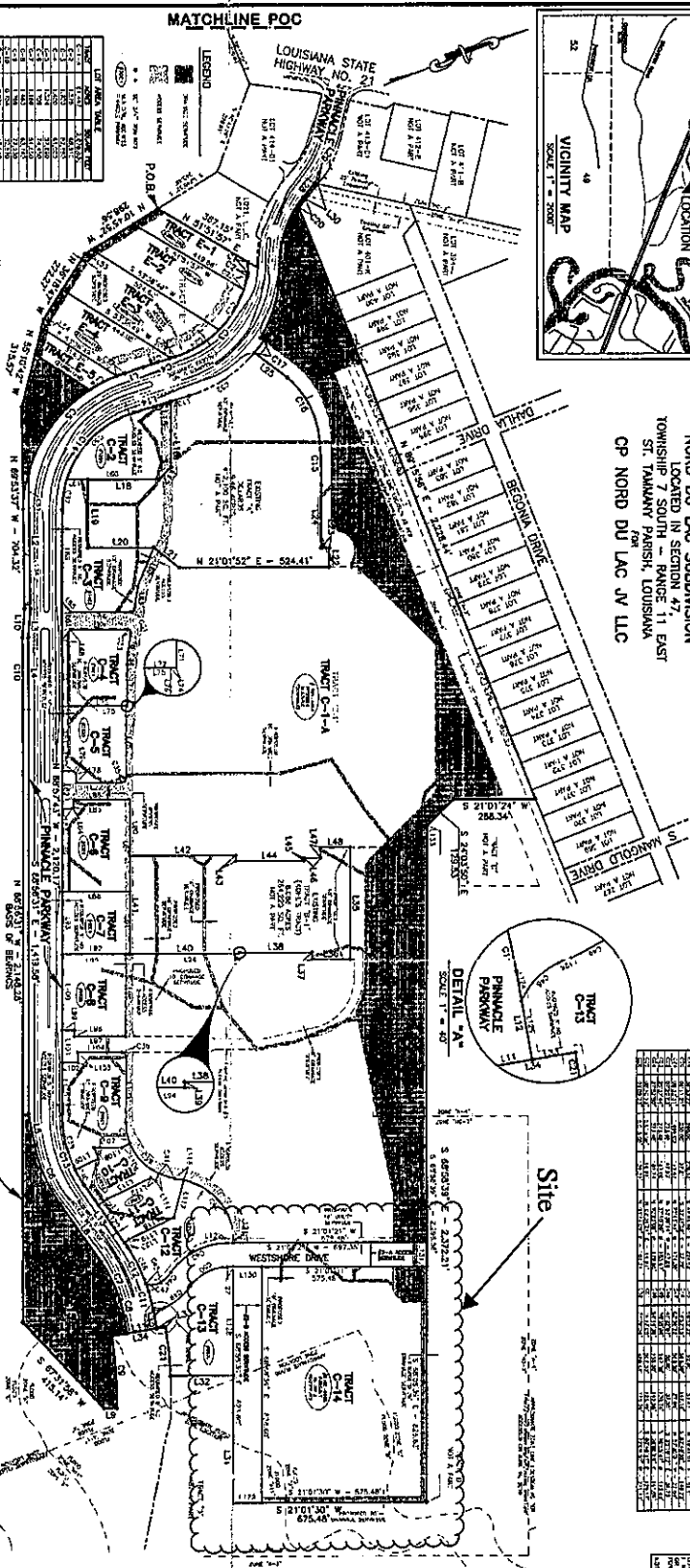
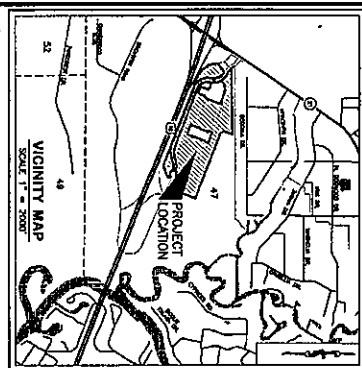
HOUSTON

BATON ROUGE

HOUMA

## SECTION 47 - LOANSHIP / STUD - PAGE 11 END

PLAY SHOWING  
FINAL SUBDIVISION  
OF  
TRACT C-1 AND TRACT E  
AND  
TRACTS C-1-A,  
TRACTS C-2 THRU C-14,  
DETENTION TRACT C-15,  
TRACTS E-1 THRU E-5 AND  
DETENTION TRACT E-8 OF  
COLONIAL PINNACLE  
NORD DU LAC SUBDIVISION  
LOCATED IN SECTION 47,  
TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANT PARISH, LOUISIANA



姓名	性别	年龄	籍贯	民族	文化程度	职业	工作单位	住址	电话	备注
王德胜	男	45	山东	汉族	高中	教师	XX中学	XX路XX号	XXXX	
李小红	女	32	江苏	汉族	大学	医生	XX医院	XX街XX号	XXXX	
张建国	男	58	河南	汉族	初中	工人	XX厂	XX村XX组	XXXX	
刘小芳	女	28	四川	汉族	高中	护士	XX医院	XX路XX号	XXXX	
陈永年	男	65	浙江	汉族	小学	农民	XX村	XX组XX户	XXXX	
赵大刚	男	38	湖南	汉族	大学	工程师	XX公司	XX路XX号	XXXX	
周丽娟	女	42	湖北	汉族	高中	会计	XX厂	XX街XX号	XXXX	
吴国强	男	55	广东	汉族	初中	工人	XX厂	XX村XX组	XXXX	
孙小梅	女	35	广西	汉族	高中	教师	XX中学	XX路XX号	XXXX	
郑为民	男	48	福建	汉族	大学	医生	XX医院	XX街XX号	XXXX	
冯小华	女	25	江西	汉族	高中	护士	XX医院	XX路XX号	XXXX	
何永成	男	60	安徽	汉族	小学	农民	XX村	XX组XX户	XXXX	
徐大刚	男	30	山西	汉族	大学	工程师	XX公司	XX路XX号	XXXX	
周丽娟	女	40	陕西	汉族	高中	会计	XX厂	XX街XX号	XXXX	
吴国强	男	50	甘肃	汉族	初中	工人	XX厂	XX村XX组	XXXX	
孙小梅	女	30	宁夏	汉族	高中	教师	XX中学	XX路XX号	XXXX	
郑为民	男	40	青海	汉族	大学	医生	XX医院	XX街XX号	XXXX	
冯小华	女	20	新疆	汉族	高中	护士	XX医院	XX路XX号	XXXX	
何永成	男	60	内蒙古	汉族	小学	农民	XX村	XX组XX户	XXXX	
徐大刚	男	30	吉林	汉族	大学	工程师	XX公司	XX路XX号	XXXX	
周丽娟	女	40	辽宁	汉族	高中	会计	XX厂	XX街XX号	XXXX	
吴国强	男	50	黑龙江	汉族	初中	工人	XX厂	XX村XX组	XXXX	
孙小梅	女	30	河北	汉族	高中	教师	XX中学	XX路XX号	XXXX	
郑为民	男	40	山东	汉族	大学	医生	XX医院	XX街XX号	XXXX	
冯小华	女	20	江苏	汉族	高中	护士	XX医院	XX路XX号	XXXX	
何永成	男	60	浙江	汉族	小学	农民	XX村	XX组XX户	XXXX	
徐大刚	男	30	湖南	汉族	大学	工程师	XX公司	XX路XX号	XXXX	
周丽娟	女	40	湖北	汉族	高中	会计	XX厂	XX街XX号	XXXX	
吴国强	男	50	广东	汉族	初中	工人	XX厂	XX村XX组	XXXX	
孙小梅	女	30	广西	汉族	高中	教师	XX中学	XX路XX号	XXXX	
郑为民	男	40	福建	汉族	大学	医生	XX医院	XX街XX号	XXXX	
冯小华	女									

[illegible][illegible][illegible]

INDEPENDENT HIGHWAY NO. 12

RECORDED

PLAT

SCALE: 1" = 400'

FOOT IN FEET

200 100 0 100 200 300

NORTH

[illegible]

# ACADIA

December 13, 2016  
Sheet 1 of 2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
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[illegible][illegible]

**GENERAL NOTES:**

TRAIL NUMBER OF LOT: 31

SECTION OF TRAIL: 166.271 - 166.272

CONTIGUOUS LOT DATA FROM ALL LOTS: 166.271, 166.272, 166.273

PLAN, MAP OF DOWNSHOWN: 166.271, 166.272

5. PARCELS AND LAND USES:

166.271 - 166.272 - 166.273 - 166.274 - 166.275 - 166.276 - 166.277 - 166.278 - 166.279 - 166.280 - 166.281 - 166.282 - 166.283 - 166.284 - 166.285 - 166.286 - 166.287 - 166.288 - 166.289 - 166.290 - 166.291 - 166.292 - 166.293 - 166.294 - 166.295 - 166.296 - 166.297 - 166.298 - 166.299 - 166.300 - 166.301 - 166.302 - 166.303 - 166.304 - 166.305 - 166.306 - 166.307 - 166.308 - 166.309 - 166.310 - 166.311 - 166.312 - 166.313 - 166.314 - 166.315 - 166.316 - 166.317 - 166.318 - 166.319 - 166.320 - 166.321 - 166.322 - 166.323 - 166.324 - 166.325 - 166.326 - 166.327 - 166.328 - 166.329 - 166.330 - 166.331 - 166.332 - 166.333 - 166.334 - 166.335 - 166.336 - 166.337 - 166.338 - 166.339 - 166.340 - 166.341 - 166.342 - 166.343 - 166.344 - 166.345 - 166.346 - 166.347 - 166.348 - 166.349 - 166.350 - 166.351 - 166.352 - 166.353 - 166.354 - 166.355 - 166.356 - 166.357 - 166.358 - 166.359 - 166.360 - 166.361 - 166.362 - 166.363 - 166.364 - 166.365 - 166.366 - 166.367 - 166.368 - 166.369 - 166.370 - 166.371 - 166.372 - 166.373 - 166.374 - 166.375 - 166.376 - 166.377 - 166.378 - 166.379 - 166.380 - 166.381 - 166.382 - 166.383 - 166.384 - 166.385 - 166.386 - 166.387 - 166.388 - 166.389 - 166.390 - 166.391 - 166.392 - 166.393 - 166.394 - 166.395 - 166.396 - 166.397 - 166.398 - 166.399 - 166.400 - 166.401 - 166.402 - 166.403 - 166.404 - 166.405 - 166.406 - 166.407 - 166.408 - 166.409 - 166.410 - 166.411 - 166.412 - 166.413 - 166.414 - 166.415 - 166.416 - 166.417 - 166.418 - 166.419 - 166.420 - 166.421 - 166.422 - 166.423 - 166.424 - 166.425 - 166.426 - 166.427 - 166.428 - 166.429 - 166.430 - 166.431 - 166.432 - 166.433 - 166.434 - 166.435 - 166.436 - 166.437 - 166.438 - 166.439 - 166.440 - 166.441 - 166.442 - 166.443 - 166.444 - 166.445 - 166.446 - 166.447 - 166.448 - 166.449 - 166.450 - 166.451 - 166.452 - 166.453 - 166.454 - 166.455 - 166.456 - 166.457 - 166.458 - 166.459 - 166.460 - 166.461 - 166.462 - 166.463 - 166.464 - 166.465 - 166.466 - 166.467 - 166.468 - 166.469 - 166.470 - 166.471 - 166.472 - 166.473 - 166.474 - 166.475 - 166.476 - 166.477 - 166.478 - 166.479 - 166.480 - 166.481 - 166.482 - 166.483 - 166.484 - 166.485 - 166.486 - 166.487 - 166.488 - 166.489 - 166.490 - 166.491 - 166.492 - 166.493 - 166.494 - 166.495 - 166.496 - 166.497 - 166.498 - 166.499 - 166.500 - 166.501 - 166.502 - 166.503 - 166.504 - 166.505 - 166.506 - 166.507 - 166.508 - 166.509 - 166.510 - 166.511 - 166.512 - 166.513 - 166.514 - 166.515 - 166.516 - 166.517 - 166.518 - 166.519 - 166.520 - 166.521 - 166.522 - 166.523 - 166.524 - 166.525 - 166.526 - 166.527 - 166.528 - 166.529 - 166.530 - 166.531 - 166.532 - 166.533 - 166.534 - 166.535 - 166.536 - 166.537 - 166.538 - 166.539 - 166.540 - 166.541 - 166.542 - 166.543 - 166.544 - 166.545 - 166.546 - 166.547 - 166.548 - 166.549 - 166.550 - 166.551 - 166.552 - 166.553 - 166.554 - 166.555 - 166.556 - 166.557 - 166.558 - 166.559 - 166.560 - 166.561 - 166.562 - 166.563 - 166.564 - 166.565 - 166.566 - 166.567 - 166.568 - 166.569 - 166.570 - 166.571 - 166.572 - 166.573 - 166.574 - 166.575 - 166.576 - 166.577 - 166.578 - 166.579 - 166.580 - 166.581 - 166.582 - 166.583 - 166.584 - 166.585 - 166.586 - 166.587 - 166.588 - 166.589 - 166.590 - 166.591 - 166.592 - 166.593 - 166.594 - 166.595 - 166.596 - 166.597 - 166.598 - 166.599 - 166.600 - 166.601 - 166.602 - 166.603 - 166.604 - 166.605 - 166.606 - 166.607 - 166.608 - 166.609 - 166.610 - 166.611 - 166.612 - 166.613 - 166.614 - 166.615 - 166.616 - 166.617 - 166.618 - 166.619 - 166.620 - 166.621 - 166.622 - 166.623 - 166.624 - 166.625 - 166.626 - 166.627 - 166.628 - 166.629 - 166.630 - 166.631 - 166.632 - 166.633 - 166.634 - 166.635 - 166.636 - 166.637 - 166.638 - 166.639 - 166.640 - 166.641 - 166.642 - 166.643 - 166.644 - 166.645 - 166.646 - 166.647 - 166.648 - 166.649 - 166.650 - 166.651 - 166.652 - 166.653 - 166.654 - 166.655 - 166.656 - 166.657 - 166.658 - 166.659 - 166.660 - 166.661 - 166.662 - 166.663 - 166.664 - 166.665 - 166.666 - 166.667 - 166.668 - 166.669 - 166.670 - 166.671 - 166.672 - 166.673 - 166.674 - 166.675 - 166.676 - 166.677 - 166.678 - 166.679 - 166.680 - 166.681 - 166.682 - 166.683 - 166.684 - 166.685 - 166.686 - 166.687 - 166.688 - 166.689 - 166.690 - 166.691 - 166.692 - 166.693 - 166.694 - 166.695 - 166.696 - 166.697 - 166.698 - 166.699 - 166.700 - 166.701 - 166.702 - 166.703 - 166.704 - 166.705 - 166.706 - 166.707 - 166.708 - 166.709 - 166

[illegible][illegible][illegible]





## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

December 13, 2016

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

### OLD BUSINESS

*December 13, 2016 Agenda*

Re: Enter Parish ROW – Res. No. 15-095  
Unopened Portion of Madison Ave  
Three Rivers Heights S/D

Honorable Commissioners:

The above referenced resolution was adopted on September 8, 2015.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached email dated November 14, 2016.

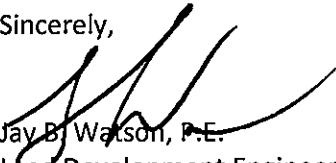
Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with project.

The Department of Engineering has no objection to the extension.

### ACTION REQUIRED:

Extend adoption date to 12/13/16 thereby extending the six (6) month submittal of documentation to 6/13/17 and the completion date to 12/13/18

Sincerely,



Jay B. Watson, P.E.  
Lead Development Engineer

Enclosure: 11/14/16 Email

xc: Honorable Marty Dean  
Mr. Sidney Fontenot  
Ms. Leslie Long  
Ms. Erin Stair

Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Ron Keller  
Ms. Darnell Ellingsworth  
Teodosio & Christine Aparicio (*Petitioners*)

**Colleen H. Hattaway**

---

**From:** Christine Aparicio <teoandchristine@gmail.com>  
**Sent:** Monday, November 14, 2016 11:22 AM  
**To:** Colleen H. Hattaway  
**Subject:** request for December 13 planning and zoning agenda

Dear Mrs. Hattaway,

I would like to request to extend the time period given to complete the road on our approval to enter the parish right of way on the unopened portion of Madison Ave., Three Rivers Heights Subdivision. The resolution is series number 15-095 and it was voted on in September of 2015.

The reason we would like to extend the time period is because the cost of the job was estimated between \$25,000 and \$40,000 and we were unable to fund it within the sixth months allotted for the work to commence.

If you have any questions or need additional information, I can be reached at (985) 807-8188.

Sincerely,

Teodosio and Christine Aparicio, petitioners.



## Colleen H. Hattaway

---

**From:** Colleen H. Hattaway on behalf of Jay Watson  
**Sent:** Monday, December 05, 2016 9:56 AM  
**To:** 'Christine Aparicio'  
**Cc:** Jay Watson (jwatson@stpgov.org); Marty Dean (External Email); Ron Keller  
**Subject:** Extension of Time - Enter Parish ROW (Gaining Access to Property) - Res. No. 15-095 - Madison Ave - Three Rivers Heights SD  
**Attachments:** Enter Parish ROW – Res. No. 15-095 Madison Ave Old Business 13DEC16.pdf

Dear Ms. Aparicio:

Please be aware that the above captioned request has been placed on the Planning Commission Agenda for the December 13, 2016 meeting.

It will be necessary that a representative be present at the St. Tammany Parish Planning Commission meeting. The address is 21490 Koop Drive, Mandeville, LA, 70471, St. Tammany Parish Government Complex, Building A, Parish Council Chambers, Mandeville, LA. The meeting begins at 6:00pm.

Please find attached a copy of the letter to the Planning Commission regarding above mentioned subject.

Please contact our offices should you have any questions or require further information.

Sincerely,

Jay B. Watson, P.E.



**Colleen H. Hattaway for Jay B. Watson, P.E.**

Executive Secretary – Subdivisions  
Dept. of Planning and Development – Development  
Division  
St. Tammany Parish Government  
21454 Koop Drive, Bldg. B, Mandeville, LA 70471  
p: 985.809.7448 e: [chhattaway@stpgov.org](mailto:chhattaway@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

*Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.*